

168.0

0002

0011.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

909,900 / 909,900

USE VALUE:

909,900 / 909,900

ASSESSED:

909,900 / 909,900



PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ZHENG YANCHONG

Owner 2:

Owner 3:

Street 1: 71 GEORGE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476	Type:	

PREVIOUS OWNER

Owner 1: THAYER NATHANIEL & MARTHA S -

Owner 2: -

Street 1: 71 GEORGE ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry	
Postal: 02476	Type:	

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1948, having primarily Vinyl Exterior and 2080 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	70.	0.95	7									430,498						430,500	

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								6500.000		479,400				430,500		909,900							
Total Card								0.149		479,400				430,500		909,900		Entered Lot Size					
Total Parcel								0.149		479,400				430,500		909,900		Total Land:					
Source: Market Adj Cost										Total Value per SQ unit /Card: 437.45		/Parcel: 437.45				Land Unit Type:							

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	479,400	0	6,500.	430,500	909,900		Year end	12/23/2021
2021	101	FV	466,100	0	6,500.	430,500	896,600		Year End Roll	12/10/2020
2020	101	FV	466,100	0	6,500.	430,500	896,600		896,600 Year End Roll	12/18/2019
2019	101	FV	335,600	0	6,500.	430,500	766,100	766,100 Year End Roll		1/3/2019
2018	101	FV	337,900	0	6,500.	362,900	700,800	700,800 Year End Roll		12/20/2017
2017	101	FV	337,900	0	6,500.	332,100	670,000	670,000 Year End Roll		1/3/2017
2016	101	FV	337,900	0	6,500.	282,900	620,800	620,800 Year End		1/4/2016
2015	101	FV	324,900	0	6,500.	246,000	570,900	570,900 Year End Roll		12/11/2014

Parcel ID 168.0-0002-0011.A

!12973!

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THAYER NATHANIE	60854-452		12/28/2012		645,000	No	No		
BITTELARI ROBER	28848-154		7/17/1998		359,000	No	No	Y	

PAT ACCT.

12973

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2018	605	Re-Roof	7,198					
3/1/1999	100	Redo Kit	29,600	C				REMODEL KIT/+DR+WI
8/25/1998	612	Alterati	2,000	C				REMODEL-REPLACE

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2018	Inspected	CC	Chris C
5/23/2018	MEAS&NOTICE	BS	Barbara S
10/21/2008	Meas/Inspect	355	PATRIOT
2/5/2000	Inspected	197	PATRIOT
12/7/1999	Measured	264	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

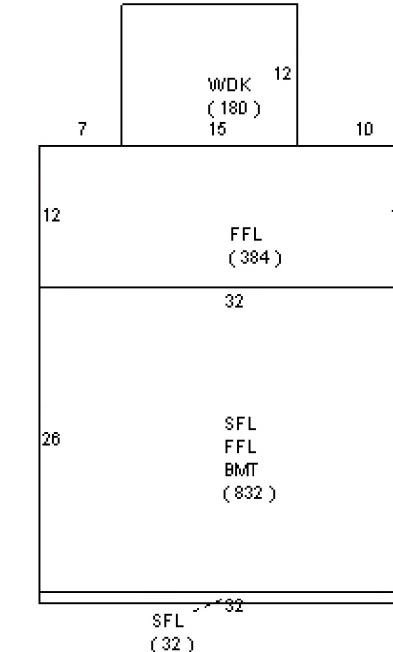
Type:	05 - Garrison	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:	8 - Brick Veneer	12%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Good
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

PDAS:

SKETCH**GENERAL INFORMATION**

Grade:	B - Good (-)
Year Blt:	1948
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	1 - Drywall
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION**PHYSICAL CONDITION****FUNCTIONAL****ECONOMIC****SPECIAL****override**

GD - Good

%

%

%

%

18.

%

REMODELING**RES BREAKDOWN****EXTERIOR****INTERIOR****ADDITIONS****KITCHEN****BATHS****PLUMBING****ELCTRIC****HEATING****GENERAL****No Unit****RMS****BRS****FL****1****9****4****Totals****1****9****4****CALC SUMMARY****Basic \$ / SQ:**

140.00

Size Adj.:

1.15480769

Const Adj.:

1.00349963

Adj \$ / SQ:

162.239

Other Features:

106730

Grade Factor:

1.21

NBHD Inf:

1.00000000

NBHD Mod:**LUC Factor:**

1.00

Adj Total:

588990

Depreciation:

109552

Depreciated Total:

479438

COMPARABLE SALES**Rate****Parcel ID****Typ****Date****Sale Price****WtAv\$/SQ:****AvRate:****Ind.Val****Juris. Factor:****Before Depr:**

196.31

Special Features:

0

Val/Su Net:

155.05

Final Total:

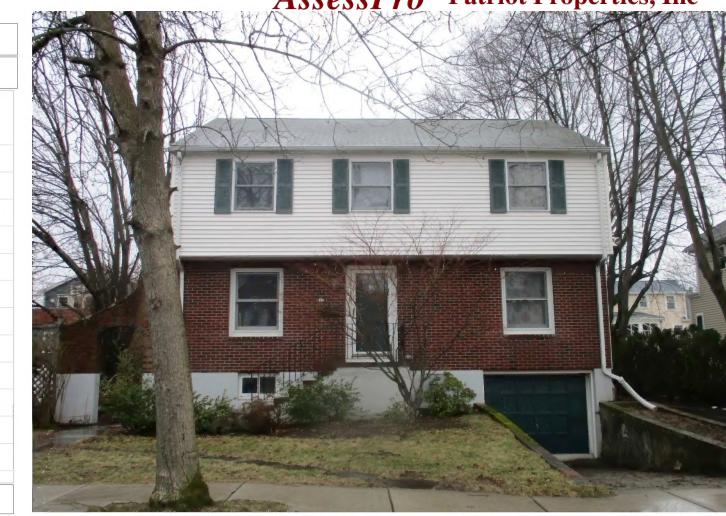
479400

Val/Su SzAd

230.48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
FFL	First Floor	1,216	162.240	197,282						
SFL	Second Floor	864	162.240	140,174						
BMT	Basement	832	48.670	40,495						
WDK	Deck	180	11.600	2,087						
					Net Sketched Area:	3,092	Total:	380,038		
					Size Ad	2080	Gross Area	3092	FinArea	2080

IMAGE**MOBILE HOME**

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

PARCEL ID

168.0-0002-0011.A

AssessPro Patriot Properties, Inc